

**Grantee: Chula Vista, CA**

**Grant: B-08-MN-06-0504**

**October 1, 2009 thru December 31, 2009 Performance Report**

**Grant Number:**  
B-08-MN-06-0504

**Grantee Name:**  
Chula Vista, CA

**Grant Amount:**  
\$2,830,072.00

**Grant Status:**  
Active

**QPR Contact:**  
No QPR Contact Found

**Disasters:**  
**Declaration Number**  
NSP

**Plan Description:**

**Recovery Needs:**

**Obligation Date:**

**Award Date:**

**Contract End Date:**

**Review by HUD:**  
Reviewed and Approved

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,830,072.00
Total CDBG Program Funds Budgeted	N/A	\$2,830,072.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$283,000.00
Expended CDBG DR Funds	\$0.00	\$93,707.76
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$424,510.80	\$0.00
Limit on Admin/Planning	\$283,007.20	\$93,707.76
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### Overall Progress Narrative:

The City is moving forward with its NSP program. Although the downpayment assistance program (NSP-2) had great momentum in the beginning, qualified participants have had a extremely difficult time purchasing properties. The second activity (NSP-2) is moving along with the award of the contract to a very qualified organization. The organization is currently looking at two potential properties to acquire/rehab and make available to very low income residents.

### Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Acquisiton/Rehab	\$0.00	\$0.00	\$0.00
2, Acquisiton/Rehab for Rental	\$0.00	\$0.00	\$0.00
3, Administration	\$0.00	\$2,830,065.00	\$0.00
4, Acquisiton/Rehab for Resell	\$0.00	\$0.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

## Activities

**Grantee Activity Number:** Cancelled1

**Activity Title:** Cancelled1

**Activity Category:**

Acquisition - general

**Project Number:**

3

**Projected Start Date:**

01/01/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

01/01/2013

**Responsible Organization:**

City of Chula Vista Department of Redevelopment and

**Overall**

**Oct 1 thru Dec 31, 2009**

**To Date**

**Total Projected Budget from All Sources** N/A \$0.00

**Total CDBG Program Funds Budgeted** N/A \$0.00

**Program Funds Drawdown** \$0.00 \$0.00

**Obligated CDBG DR Funds** \$0.00 \$0.00

**Expended CDBG DR Funds** \$0.00 \$0.00

**Match Contributed** \$0.00 \$0.00

**Program Income Received** \$0.00 \$0.00

**Program Income Drawdown** \$0.00 \$0.00

**Activity Description:**

**Location Description:**

**Activity Progress Narrative:**

During the reporting period, City staff and its non-profit partner Community HousingWorks continued with its outreach efforts in promoting the NSP First Time Homebuyer program. Although we have over 25+ pre-approved participants, families are having extreme difficulties in having offers accepted, even with the first look programs, realtor trainings, and homebuyer meetings.

The pre-approved commitment letters for the current pre-approved participants will expire in early January 2010. One participant who is utilizing Bank of America's First look program to purchase a single-family home and is currently in escrow and is scheduled to close in early January 2010. The complete details will be reported in the following QPR.

To meet the NSP expenditure requirements, the City will be shifting to "Plan B", approved by Council in September 2009, to acquire/rehabilitate/resell properties in partnership with our current NSP non-profit partner Community HousingWorks in February-March 2010. Community HousingWorks will continue to work with those families on the City's pre-approved list. City staff is confident NSP funds will be spent by the statutory deadlines since it is working with a non-profit provider who has experience and also has a second non-profit provider who can assist (if needed) once San Diego Community Housing Corporation completes and spends the NSP funds set aside for Acquisition/Rehab/Rental activity. The expansion of the project areas in the previous quarter widened the opportunities. Also, based on feedback received from our NSP HUD representative most jurisdictions are seeing success with Acquisition/Rehab/Resell model.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/0
# of housing units	0	0	0	0/0	0/0	0/0
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/0	0/0	0/0
# of Persons benefitting	0	0	0	0/0	0/0	0/0
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/0
Total acquisition compensation to	0	0	0	0/0	0/0	0/0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>NSP3</b>
<b>Activity Title:</b>	<b>Planning/Administration</b>

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

3

**Project Title:**

Administration

**Projected Start Date:**

01/01/2009

**Projected End Date:**

01/01/2013

**National Objective:**

N/A

**Responsible Organization:**

City of Chula Vista, Redevelopment & Housing

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$283,007.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$283,007.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$283,000.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$93,707.76
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Administration funds will be utilized for staff costs associated with the management and administration of Chula Vista's NSP program, including planning, regulatory compliance (i.e underwriting loan, monitoring, inspections, etc.), contract administration, and fiscal management.

**Location Description:**

City of Chula Vista Department of Redevelopment and Housing 276 Fourth Avenue Chula Vista, California 91910

**Activity Progress Narrative:**
**Performance Measures**

No Performance Measures found.

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

**Other Funding Sources****Amount**

No Other Funding Sources Found

Total Other Funding Sources

**Grantee Activity Number: NSP4****Activity Title: Community Housing Works****Activity Category:**

Acquisition - general

**Activity Status:**

Under Way

**Project Number:**

4

**Project Title:**

Acquisiton/Rehab for Resell

**Projected Start Date:**

01/01/2009

**Projected End Date:**

01/01/2013

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Community HousingWorks

**Overall****Oct 1 thru Dec 31, 2009****To Date****Total Projected Budget from All Sources**

N/A

\$1,505,565.00

**Total CDBG Program Funds Budgeted**

N/A

\$1,505,565.00

**Program Funds Drawdown**

\$0.00

\$0.00

**Obligated CDBG DR Funds**

\$0.00

\$0.00

**Expended CDBG DR Funds**

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$0.00

**Activity Description:****Location Description:****Activity Progress Narrative:**

The city issued a Request for Proposals for acquisition and rehabilitation of units to be made available to households earning 50% of AMI and below. A total of five responses were received. San Diego Community Housing Corporation (SDCHC) was selected based on their expertise and knowledge. Since their contract October 2009 start date, SDCHC was faced with the challenges of obtaining primary financing and finding little success in finding eligible properties that met all the NSP requirements. City staff met with SDCHC and came up with a strategy to provide 100% financing if the properties serve extremely low to very low income persons.

In reporting period SDCHC identified three potential properties in eligible Census Tracts. Most of the properties consisted of single-family homes. In late December, we made a decision to wait until January 2010 as this was the date when banks were going to start releasing inventory into the market and First Look programs were fine tuned to assist jurisdictions. We decided to wait until the opportunity arose to acquire a duplex or a four-plex. Luckily, through the first look programs, we identified two ideal properties that will be reported in the following QPR. These properties consist of a duplex and a four plex. The four plex was identified in the Bank of America First Look Program and the duplex was identified using the Fannie Mae's Home Path program. Person served, unit size, and amounts expended will be reporting in the following QPR. This will commit most of the \$1,000,000 set aside for this activity. We should be in escrow soon in both properties. We set aside 45-days to close escrow so we can get all the environmental review and SHPO clearance in time before closing. We are also

working on NSP file documentation to ensure all verifications are on file for auditing purposes.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	0	0/0	0/0	0/0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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